

Planning Committee: 12 July 2005

Item Number: 17

Application No: W 05 / 0823

Registration Date: 16/05/2005

Town/Parish Council: Leamington Spa

Expiry Date: 11/07/2005

Case Officer: Alan Coleman

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Beauchamp Cottage, 50 Morton Street, Leamington Spa, CV32 5SY
Ground and two storey rear extension FOR Mrs L Wheeler

This application is reported to Committee due to receipt of an objection from the Town Council.

SUMMARY OF REPRESENTATIONS

Town Council : The Town Council raise objection on the grounds that the proposal is considered to be poorly related to the area by reason of its size and scale.

WCC Ecological : They would recommend that a note relating to bats as a protected species is added to any approval granted which would affect the roof space.

CAAF : No comments have been received at the time of preparing this report however, any comments received from CAAF will be included within the addendum prior to the Committee.

Neighbours: No representations received.

RELEVANT POLICIES

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)
DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no relevant planning history for this property.

KEY ISSUES

The Site and its Location

The application site relates to a terraced two storey property on Morton Street. The properties within the streetscene are of a variety of styles, sizes and uses. The property is adjoined by a similar terraced dwelling to the west with a large depot building to the east.

Details of the Development

The application proposes the erection of a ground and two storey extension to the rear of the property

Assessment

The property adjacent no. 50 on the Eastern side is a depot and is of a much larger scale than no. 50. With this particular property, there are no issues of overlooking or unneighbourly development.

The erection of the proposed extension will only have a minimal affect on the neighbouring property on the Western side of No. 50 Morton Street. The 45 degree code is already in breach, however it is considered that due to the size of the adjacent large depot building (no.52-54 Morton Street), the additional development at this site will not cause additional harm in the form of unneighbourly development to no. 48 Morton Street, since the relatively modest addition to no. 50 proposed will be viewed in association with that building.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 2505, and specification contained therein, submitted on 8th June 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 2 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 Notwithstanding the details submitted on Drawing No. 2505, all rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 4 Notwithstanding the details submitted on Drawing No. 4505, samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 No development shall be carried out on the site which is the subject of this permission, until large scale details of the patio doors, rooflights, window at ground floor level on the west elevation (including a section showing the window reveal, heads and cill details), and lantern light at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 6 All windows, lantern light, rooflight and door frames shall be constructed in timber, painted and not stained. Windows shall be of a sliding sash type set in reveals of 75mm from the face of the building. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 7 Notwithstanding the details in respect of the patio doors shown on the submitted plans, no development shall be carried out on the site which is the subject of this permission, until amended details of the patio doors incorporating horizontal glazing bars have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time in the west elevation of the extension/dwelling at first floor level. **REASON** : To retain control over future development so that the residential amenity of

adjoining occupiers is protected.

